



32 Minffordd  
, Benllech, LL74 8QG

£275,000



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## Entrance Hall

With pvc double glazed door, coved ceiling, radiator, telephone point.

## Lounge

18'8" x 13'11" (5.68 x 4.23)

Having dual aspect windows enjoying a southerly aspect filling this room with natural light. Coved ceiling with two pendant lights, two radiators, t.v connection.

## Kitchen

13'10" x 10'10" (4.21 x 3.31)

Having been modernised with an extensive range of base and wall units to three sides, in a white laminate finish with contrasting worktop surfaces and matching tiled floor. Ceiling downlights are complimented by under pelmet and floor level lighting. To facilitate a wheelchair user, part of the worktop and sink can be electrically lowered to suit. 1.5 bowl ceramic sink unit with a monobloc tap. Ceramic induction hob with contemporary extractor hood over. Integrated eye level oven, and recess for a washing machine and slim line dishwasher. The modern units include carousel units, deep pan drawers and pull out shelving racks. Radiator, pvc double glazed outside door.

## Bedroom One

13'11" x 10'5" (4.23 x 3.18)

Having a three panel pvc double glazed 'french style' door opening onto the rear elevated patio, with rural and sea views. Radiator, coved ceiling.

## Bedroom Two

10'11" x 10'5" (3.34 x 3.17)

With rear aspect window with rural views, radiator.

## Wet Room

8'6" x 6'7" (2.60 x 2.01)

Again modernised, with fully tiled floor and walls with a corner thermostatic twin head shower unit. Wall mounted wash hand basin, w.c and tall chrome towel radiator.

## Outside

A concreted drive gives off road parking for two cars and leads to the garage. To the front is a lawned garden area enjoying a sunny southerly aspect. Access to either side leads to a manageable rear garden area having a spacious raised patio area with a 'wet look' finish and access to bedroom 1, fine sea views and rural views.

## Garage

With electric roller door.

## Services

Mains water, electricity and drainage.  
Oil fired central heating (2016)  
Designated Broadband connection.

## Tenure

Understood to be freehold, and which the vendors' conveyancer will confirm.

## Council Tax Band

Band D

## Energy Performance Certificate

Band D-

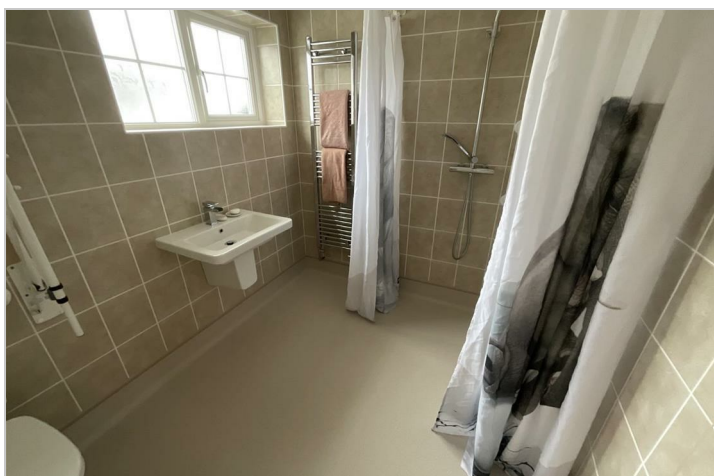
## Viewing

Strictly by appointment with Egerton Estates 01248 852177

## Property Extras

Tel: 01248 852177

CCTV  
Electric Garage Doors  
Kitchen and Shower Room new floors and coverings fitted 2024  
Intercom booked to be installed.  
Oil boiler 2016  
Recent New Roof  
Cavity Wall Insulation and Roof Insulation.



## Road Map



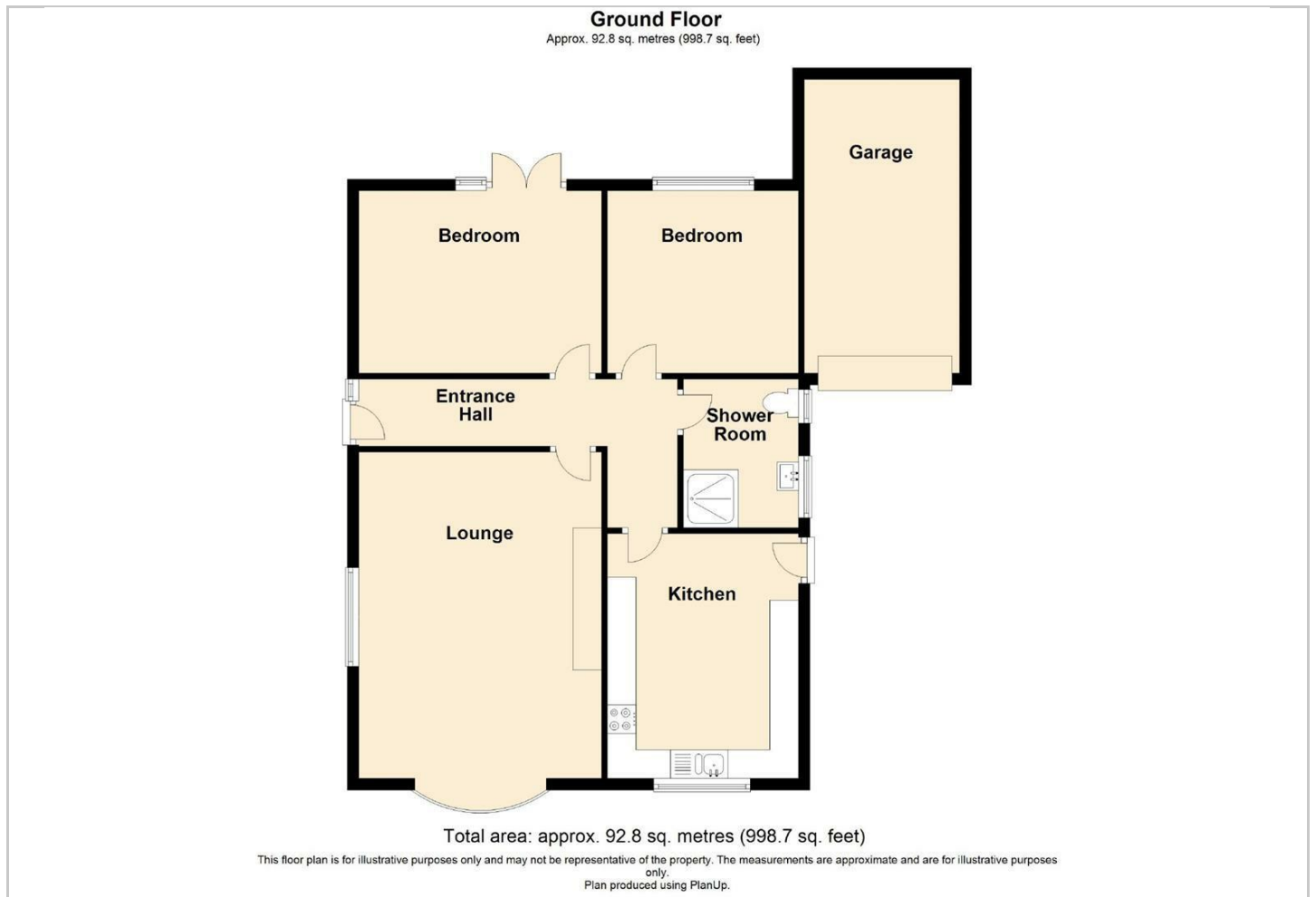
## Hybrid Map



## Terrain Map



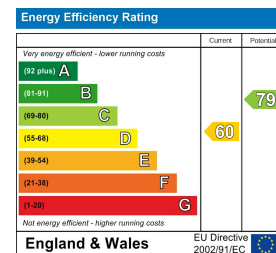
## Floor Plan



## Viewing

Please contact our Benllech Office on 01248 852177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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